K 1725

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

Ten and No/100ths - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Floyd W. Humphrey and wife, Amanda Humphrey, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, J. E. Grimes and wife, Jessie Grimes

have bargained and sold, and by these presents do transfer and convey unto the said Floyd W. Humphrey and wife, Amanda Humphrey their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lots Nos. 1, 2, 3 and the easterly 35 feet of Lot No. 4 of Block 21, on the plan of the unrecorded portion of Sylvan Park.

Said lots Nos. 1, 2, 3 and part of 4 fronts together 195 feet on the southerly side of Nebraska, formerly 8th, Avenue and run back between parallel lines, with the westerly margin of 49th Avenue North, formerly 8th Street, 160 feet to an alley.

Being part of the property conveyed to J. E. Grimes and wife, Mary A. Grimes, by deed from Bransford Realty Company, of record in book 917, page 171, Register's Office for said County, the siad Mary A. Grimes having since Died.

This conveyance is made subject to an easement for a sewer.

Taxes for 1949 have been pro rated and assumed by grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Floyd W. Humphrey and wife, Amanda Humphrey their heirs and assigns, forever.

And we do covenant with the said Floyd W. Humphrey and wife, Amanda Humphrey that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered.

And we, J. E. Grimes and wife, Jessie Grimes do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Floyd W. Humphrey and wife, Amanda Humphrey their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 3 day of June, 1949

J. E. Grimes

Jessie Grimes



STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ross V. Dunn, a Notary Public in and for said County and State, the within named J. E. Grimes and wife, Jessie Grimes the bargainor S with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3 day of June, 1949

Commission expires April 3, 1950

Ross V. Dunn
Notary Public

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

RETURN TO
ROSS V. DUNN, ATTY.

Received for record this 23 day of JUN 1949 at 2:23 PM and recorded in book 1930 page 452

By J. Wagner D.C.

WARRANTY DEED
FROM
J. E. Grimes, et ux
TO
Floyd W. Humphrey, et ux

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